

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020129-25**  
**ABP-322128-25**

**Re: Amending Commission Order**

**S146A of the Planning and Development Act, 2000, as amended**

The submissions on this file and the Inspector's report were initially considered at a meeting held on 19/06/2025. On that date, the Commission decided to grant permission generally in accordance with the Inspector's recommendation.

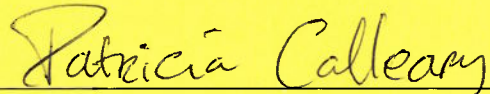
Subsequently, it came to the attention to the Commission that due to a clerical error, some of the text in the Reasons and Considerations and Schedule of Conditions was incorrect and the commission considered this matter at a meeting held on 03/07/2025.

The Commission hereby amends the above-mentioned decision to grant permission under section 146(1)(b)(i) of the Planning and Development Act 2000, as amended, to reflect the correction of the clerical error.

The Commission considered that the correction of the above-mentioned clerical error would not result in a material alteration of the terms of the decision and having regard to the nature of the issues involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal decision the subject of these amendments.

Planning

Commissioner:

  
Patricia Calleary

Date: 19/06/2025

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the design, nature and scale of the proposed development, the planning history relating to the site and to the policies of the Fingal County Development Plan 2023 – 2029, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and visual amenities of the area and would be in compliance with the relevant provisions of the development plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

- 1 . The development shall be carried out and completed in accordance with the drawings and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 6th day of February 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the planning authority prior to commencement of the development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.



2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of the development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interests of sustainable development.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.